

**Brentwood Planning Board
Minutes –December 18, 2014**

Members Present:	Bruce Stevens, Chairman	Kevin Johnston
	Steve Hamilton	Mark Kennedy
	Jane Byrne, BOS rep	Glenn Greenwood, Circuit Rider Planner

7:00 open

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00 pm.

The manifest was signed.

Motion made by Byrne, 2nd by Hamilton to approve the December 4 minutes: the motion carried with Johnston abstaining as he was not present.

The Board is in receipt of a request from Hayward Realty Trust, (tax map 217.026) for the release of his bond for his work completed in the Phase I portion of his site that was approved back in 2013. Town Engineer Steve Cummings sent his recommendation for release of the balance of this bond, which is \$11,921.25. Hayward has a conditional approval for the 2nd building on the site, and St. Hilaire said a bond will be put in place for this as part of that approval.

Motion made by Byrne 2nd by Hamilton to approve the release of the bond: all were in favor.

There was discussion on whether or not the towns' road detail (design) needs to be reviewed or updated. St. Hilaire will ask Cummings about whether or not this needs to be looked into by the Board. Greenwood commented that any future developments be held to the road standard and setbacks, and does not recommend granting waivers to those regulations. Members agreed.

Steve Cummings contract was signed by Stevens.

Motion made by Byrne, 2nd by Stevens to hold a public hearing on January 15 for discussion on amending a portion of Article VIII to include language mirroring RSA 674:33 and discussion on amending Article 900.002.001.001 as recommended by the Board of Selectmen: all were in favor.

Members reviewed Subdivision regulations Sections 7.4 through Section 8.18. Greenwood and St. Hilaire will add any changes to the draft for a public hearing to take place in 2015.

Motion made by Byrne, 2nd by Kennedy to adjourn at 8:50: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant, Planning Board